157.0	0009	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	802,200 / 802,200
					USE VALUE:	802,200 / 802,200
					ASSESSED:	802,200 / 802,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
209		WAVERLY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	AGARWAL SWETA &	
Owner 2:	ALIVANDI BESJON	
Owner 3:		
Street 1:	209 WAVERLEY ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry / Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	LAUGHLAND ANDREW -
Owner 2:	GAGE BARBARA -
Street 1:	2025 HUIDEKOPER PLACE NW
Twn/City:	WASHINGTON
St/Prov:	DC / Cntry
Postal:	20007

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1936, having primarily Wood Shingle Exterior and 2032 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	381,600	600	420,000	802,200
Total Card	0.138	381,600	600	420,000	802,200
Total Parcel	0.138	381,600	600	420,000	802,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 394.78 | /Parcel: 394.78

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 105237

GIS Ref

GIS Ref

Insp Date 06/30/18

!12365!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 157.0-0009-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	381,600	600	6,000.	420,000	802,200		Year end	12/23/2021
2021	101	FV	370,500	600	6,000.	420,000	791,100		Year End Roll	12/10/2020
2020	101	FV	370,500	600	6,000.	420,000	791,100	791,100	Year End Roll	12/18/2019
2019	101	FV	278,300	600	6,000.	420,000	698,900	698,900	Year End Roll	1/3/2019
2018	101	FV	278,300	0	6,000.	354,000	632,300	632,300	Year End Roll	12/20/2017
2017	101	FV	278,300	0	6,000.	324,000	602,300	602,300	Year End Roll	1/3/2017
2016	101	FV	278,300	0	6,000.	276,000	554,300	554,300	Year End	1/4/2016
2015	101	FV	263,000	0	6,000.	240,000	503,000	503,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:30:32

LAST REV

Date	Time
08/08/18	08:24:17
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12365

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAUGHLAND ANDRE	60287-107		10/19/2012	Change>Sale	645,000	No	No		
LAUGHLAND POLLY	35091-492		3/21/2002	Family	300,000	No	No		
	13047-447		8/30/1976		36,000	No	No		N

USER DEFINED

Prior Id # 1:	105237
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/2/2015	1476	Re-Roof	10,800					
3/14/2013	346	Redo Kit	27,750	C				
6/4/2003	519	Addition	107,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2018	MEAS&NOTICE	HS	Hanne S
7/5/2013	Info Fm Prmt	EMK	Ellen K
11/1/2008	Meas/Inspect	197	PATRIOT
1/31/2000	Inspected	276	PATRIOT
12/1/1999	Measured	268	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	30	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.16144657
Const Adj.:	0.98696071
Adj $ / SQ:	154.751
Other Features:	93500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	468803
Depreciation:	87197
Depreciated Total:	381606

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	2	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

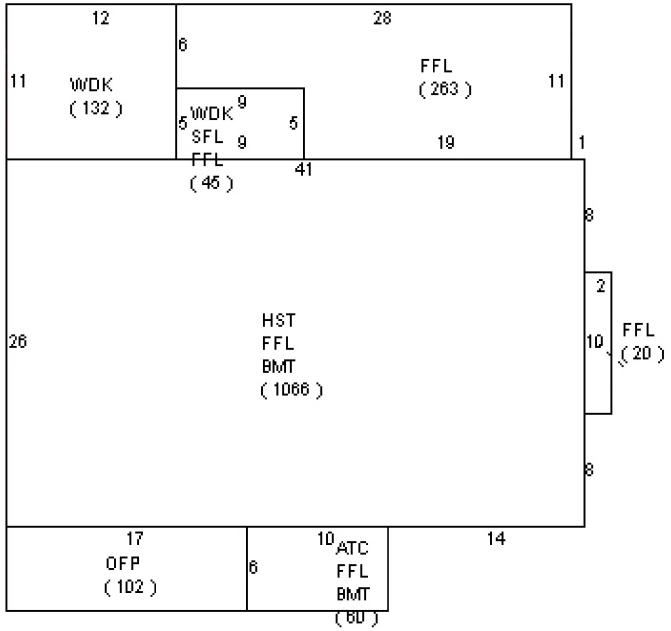
No Unit	RMS	BRS	FL
1	8	2	
Totals			
1	8	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	154.75
Special Features:	0	Val/Su Net:	110.35
Final Total:	381600	Val/Su SzAd	185.87

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,454	154.750	225,008
BMT	Basement	1,126	46.430	52,275
HST	Half Story	533	154.750	82,482
WDK	Deck	177	11.500	2,035
OFP	Open Porch	102	32.250	3,290
SFL	Second Floor	45	154.750	6,964
ATC	Attic	21	154.750	3,250
	Net Sketched Area:	3,458	Total:	375,304
Size Ad	2053	Gross Area	4030	FinArea 2032

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 157.0-0009-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10x10	A	AV	2014	6.00	T	5	101			600			600

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600

IMAGE

AssessPro Patriot Properties, Inc